

Change of Zone 3406

ORDINANCE NO. _____

1 AN ORDINANCE amending the City of Lincoln Zoning District Maps
2 attached to and made a part of Title 27 of the Lincoln Municipal Code, changing the
3 boundaries of the districts established and shown on said City of Lincoln Zoning District
4 Maps as provided in Section 27.05.020 of the Lincoln Municipal Code to change the
5 zone on Lots 4 and 5, Block 1, Maple Village from R-2 Residential District to O-3 Office
6 Park District and approving the designation of Lots 4 and 5, Block 1, Maple Village and
7 Lots 59, 60, and 61 Irregular Tracts in the Northeast Quarter of Section 27, Township
8 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, as a
9 planned unit development.

10 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

11 Section 1. That the "Lincoln Zoning District Maps" attached to and
12 made a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended
13 by changing the boundaries of the districts established and shown on said Zoning
14 District Maps as follows:

15 Lots 4 and 5, Block 1, Maple Village to the City of Lincoln,
16 Lancaster County, Nebraska, being described as follows:

17 Beginning at the northeast corner of said Lot 4; thence south
18 00 degrees 27 minutes 04 seconds west (assumed bearing)
19 on the east line of said Lot 4, a distance of 137.33 feet;
20 thence north 90 degrees 00 minutes 00 seconds west, a
21 distance of 45.58 feet; thence north 00 degrees 00 minutes
22 00 seconds east, a distance of 84.56 feet; thence north 70
23 degrees 36 minutes 23 seconds west, a distance of 25.42
24 feet; thence north 90 degrees 00 minutes 00 seconds west,

1 a distance of 43.14 feet; thence north 00 degrees 00
2 minutes 00 seconds east, a distance of 64.13 feet to a point
3 on the north line of said Lot 5; thence south 89 degrees 48
4 minutes 44 seconds east on said north line, a distance of
5 48.27 feet; thence south 72 degrees 32 minutes 42 seconds
6 east continuing on said north line, a distance of 54.39 feet to
7 the northeast corner of said Lot 5; thence south 76 degrees
8 14 minutes 24 seconds east on the north line of said Lot 4, a
9 distance of 14.03 feet to the point of beginning; containing
10 0.25 acres or 10,972 square feet, more or less;

11 be and they hereby are transferred from the R-2 Residential District to the O-3 Office
12 Park District and are hereby made a part of the O-3 Office Park District and governed
13 by all the provisions and regulations pertaining to the O-3 Office Park District.

14 Section 2. That the "Lincoln Zoning District Maps" attached to and
15 made a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended
16 by changing the boundaries of the districts established and shown on said Zoning
17 District Maps as follows:

18 All of Lots 4 and 5, Block 1, Maple Village, as platted in the
19 City of Lincoln, Nebraska, and all of Lots 59, 60, and 61,
20 Irregular Tracts in the Northeast Quarter of Section 27,
21 Township 10 North, Range 7 East of the 6th P.M., Lancaster
22 County, Nebraska, and also being in the City of Lincoln,
23 Nebraska, said parcel being more particularly described as
24 follows:

25 Beginning at the southeast corner of said Lot 59; thence
26 north 89 degrees 53 minutes 28 seconds west (assumed
27 bearing) on the south line of said Lot 59, a distance of
28 334.81 feet to the southwest corner of said Lot 59; thence
29 north 89 degrees 54 minutes 45 seconds west on the south
30 line of said Lots 60 and 61, a distance of 353.81 feet to the
31 southwest corner of said Lot 61; thence north 00 degrees 27
32 minutes 04 seconds east on the west line of said Lot 61, a
33 distance of 77.29 feet to the southeast corner of said Lot 4;
34 thence south 82 degrees 30 minutes 04 seconds west on
35 the south line of said Lot 4, a distance of 108.11 feet to the
36 southwest corner of said Lot 4; thence north 07 degrees 34
37 minutes 02 seconds west on the west line of said Lot 4, a

1 distance of 10.00 feet to a point of curvature; thence on a
2 59.00 foot radius curve to the left, an arc distance of 30.31
3 feet to the southeast corner of said Lot 5, the chord of said
4 curve bears north 21 degrees 43 minutes 20 seconds west,
5 a distance of 29.98 feet; thence on the south line of said Lot
6 5 and continuing on a 59.00 foot radius curve to the left, an
7 arc distance of 40.78 feet to the southwest corner of said Lot
8 5, the chord of said curve bears north 56 degrees 14
9 minutes 24 seconds west, a distance of 39.97 feet; thence
10 north 10 degrees 17 minutes 33 seconds east on the west
11 line of said Lot 5, a distance of 125.02 feet to the northwest
12 corner of said Lot 5; thence south 89 degrees 48 minutes 44
13 seconds east on the north line of said Lot 5, a distance of
14 66.15 feet; thence south 72 degrees 32 minutes 42 seconds
15 east continuing on said north line, a distance of 54.39 feet to
16 the northeast corner of said Lot 5; thence south 76 degrees
17 14 minutes 24 seconds east on the north line of said Lot 4, a
18 distance of 14.03 feet to the northeast corner of said Lot 4,
19 said point also being on the west line of said Lot 61; thence
20 north 00 degrees 27 minutes 04 seconds east on said west
21 line, a distance of 12.20 feet to the northwest corner of said
22 Lot 61; thence south 83 degrees 26 minutes 44 seconds
23 east on the north line of said Lot 61, a distance of 68.83
24 feet; thence continuing on said north line south 89 degrees
25 57 minutes 57 seconds east, a distance of 145.44 feet to the
26 northeast corner of said Lot 61; thence south 89 degrees 48
27 minutes 46 seconds east on the north line of said Lot 60, a
28 distance of 140.67 feet to the northeast corner of said Lot
29 60; thence south 89 degrees 56 minutes 21 seconds east on
30 the north line of said Lot 59, a distance of 200.63 feet to a
31 point of curvature; thence continuing on said north line and
32 on a 95.00 foot radius curve to the right, an arc distance of
33 77.05 feet to a point of reverse curvature, the chord of said
34 curve bears south 66 degrees 39 minutes 20 seconds east,
35 a distance of 74.96 feet; thence continuing on said north line
36 and on a 59.00 foot radius curve to the left, an arc distance
37 of 71.30 feet to the northeast corner of said Lot 59, the
38 chord of said curve bears south 77 degrees 51 minutes 39
39 seconds east, a distance of 67.04 feet; thence south 00
40 degrees 50 minutes 22 seconds west on the east line of said
41 Lot 59, a distance of 187.28 feet to the point of beginning,
42 containing 4.11 acres (179,068.84 square feet), more or
43 less;

44 be and they hereby are designated as a Planned Unit Development pursuant to and in

1 accordance with Chapter 27.60 of the Lincoln Municipal Code entitled "Planned Unit
2 Development District" and shall be governed by all the provisions and regulations
3 pertaining to a planned unit development district and all development therein shall be in
4 strict accordance with the "Development Plan" certified by the Planning Director as
5 conforming to all the requirements of said Chapter 27.60 and the additional terms,
6 conditions and requirements established by the City as necessary and appropriate to
7 further the objectives of the Planned Unit Development District Ordinance, a copy of
8 which Development Plan is attached hereto, marked as Attachment "A" and made a
9 part hereof by reference as fully as if set forth herein verbatim.

10 Section 3. That this ordinance shall take effect and be in force from
11 and after its passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2003:

Mayor